

IN RE: PETITION FOR ADMIN. VARIANCE	* BEFORE THE
E/S Highland Ridge Drive, 225' S of	
the c/l of Glen Highland Court	* DEPUTY ZONING COMMISSIONER
(2117 Highland Ridge Drive)	
10th Election District	* OF BALTIMORE COUNTY
3rd Councilmanic District	
	* Case No. 95-320-A
William G. Sturm, et ux	
Petitioners	*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Administrative Variance for that property known as 2117 Highland Ridge Drive, located in the vicinity of Hunt Valley, southeast of Phoenix in northern Baltimore County. The Petition was filed by the owners of the property, William G. and June S. Sturm. The Petitioners seek relief from Section 1A03.4.B.4 (Section 1A00.3.B.3 of the old regulations) to permit a side yard setback of 38 feet in lieu of the minimum required 50 feet for a proposed addition on the north side of the existing dwelling, and to amend the latest Development Plan of The Highlands of Hunt Valley, Plat 3, Lot 59 to allow the projection of the proposed addition outside of the building envelope. The subject property and relief sought are more particularly described on the site plan submitted and marked into evidence as Petitioner's Exhibit 1.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted and there being no requests for public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that

ORDER RECEIVED FOR FILING

Date

By

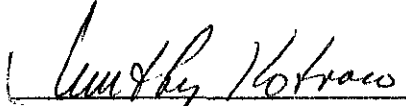
MICROFILMED

the requested variances would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, pictures, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 11th day of April, 1995 that the Petition for Administrative Variance seeking relief from Section 1A03.4.B.4 (Section 1A00.3.B.3 of the old regulations) to permit a side yard setback of 38 feet in lieu of the minimum required 50 feet for a proposed addition on the north side of the existing dwelling, and to amend the latest Development Plan of The Highlands of Hunt Valley, Plat 3, Lot 59 to allow the projection of the proposed addition outside of the building envelope, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restriction:

1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

ORDER RECORDED
4/11/95
bjs

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

April 11, 1995

Mr. & Mrs. William G. Sturm
2117 Highland Ridge Drive
Phoenix, Maryland 21131

RE: PETITION FOR ADMINISTRATIVE VARIANCE
E/S Highland Ridge Drive, 225' S of the c/l of Glen Highland Court
(2117 Highland Ridge Drive)
10th Election District - 3rd Councilmanic District
William G. Sturm, et ux - Petitioners
Case No. 95-320-A

Dear Mr. & Mrs. Sturm:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration Office at 887-3391.

Very truly yours,

A handwritten signature in dark ink, reading "Timothy Kotroco". The signature is written in a cursive, flowing style.

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: People's Counsel

File





Petition for Administrative Variance

95-320-A

to the Zoning Commissioner of Baltimore County

for the property located at 2117 Highland Ridge Drive
which is presently zoned _____

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1A03.4.B.4 (1A00.3.B.3. Old Regs)

To allow a side yard setback of 38 ft. (for a proposed addition) in lieu of the minimum required 50 ft. and to amend the latest Development Plan of The Highlands of Hunt Valley, Plat 3, Lot #59 to allow this projection outside of the bldg. envelope.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

An additional bedroom/den is needed for our family.
As evident in the photographs, this is the only location for such an addition which would still preserve the aesthetic beauty of our home in keeping with the community standards.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition

Contract Purchaser/Lessee

Legal Owner(s)

(Type or Print Name)

(Type or Print Name)

Signature

Signature

Address

(Type or Print Name)

City

State

Zipcode

Signature

Attorney for Petitioner

(Type or Print Name)

Address

Phone No.

Signature

City

State

Zipcode

Address

Phone No

Name

City

State

Zipcode

Address

Phone No

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ____ day of _____, 19____, that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted

Zoning Commissioner of Baltimore County

REVIEWED BY:

DATE: 3-17-95

ESTIMATED POSTING DATE: 3-26-95



Printed with Soybean Ink
on Recycled Paper

ITEM #: 320
MICROFILMED

ORDER RECEIVED FOR FILING

Date 4/11/95

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 2117 Highland Ridge Drive
address
Phoenix, Maryland 21131
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

see other side

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

William G. Sturm
(signature)
William G. Sturm
(type or print name)



June S. Sturm
(signature)
June S. Sturm
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit

I HEREBY CERTIFY, this 6 day of March, 19 95, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

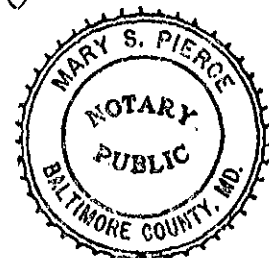
AS WITNESS my hand and Notarial Seal.

March 6, 1995
date

Mary S. Pierce
NOTARY PUBLIC

My Commission Expires:

May 1998



320
95-320-A

Zoning description for 2117 Highland Ridge Drive beginning at a point on the east side of Highland Ridge Drive which is 50 feet wide at the distance of 225 feet south of the centerline of the nearest improved intersecting street Glen Highland Court which is 50 feet wide.

Being lot #59, Block Section in the subdivision of The Highlands of Hunt Valley as recorded in Baltimore County Plat Book #39 Folio #78 containing 1.001 acres. Also known as 2117 Highland Ridge Drive and located in the 10 Election District, 3 Councilmanic District.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

95-220-17

District 10th Date of Posting 3/27/95
Posted for: Variance
Petitioner: William & Jane Sturm
Location of property: 2117 Highland Ridge Drive, E/S
Location of Signs: Facing roadway, on property being zoned
Remarks: _____
Posted by [Signature] Date of return: 3/31/95
Signature
Number of Signs: 1





Baltimore County
Zoning Administration &
Development Management
111 West Chesapeake Avenue
Potosi, Maryland 21204

receipt

95-320-A

Account: R-051-6150

Date 3/17/95

Item Number 320

Taken in by: [Signature]

Owner: June S. & Wm. Storm

Site: 2117 Highland Ridge Dr.

#010	Residential (ADMR) Variance Filing Fee	50.00
#080	Sign & posting	30.00
	Amendment to Development Plan (The Highlands of Hunt Valley)	30.00

[Signature]

Total 110.00
[Signature]

Please Make Checks Payable To: Baltimore County

Cashier Validation

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

March 23, 1995

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 95-320-A (Item 320)
2117 Highland Ridge Drive
E/S Highland Ridge Drive, 225' S of c/l Glen Highland Court
10th Election District - 3rd Councilmanic
Legal Owner(s): William G. Sturm and June S. Sturm

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

- 1) Your property will be posted on or before March 26, 1995. The closing date (April 10, 1995) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.
- 2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reposting and newspaper advertising are payable by the petitioner(s).
- 3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon
Director

cc: William and June Sturm

RECEIVED



Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

April 3, 1995

Mr. and Mrs. William G. Sturm
2117 Highland Ridge Drive
Phoenix, Maryland 21131

RE: Item No.: 320
Case No.: 95-320-A
Petitioner: William Sturm, et ux

Dear Mr. and Mrs. Sturm:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approving agencies, has reviewed the plans submitted with the above referenced petition. Said petition was accepted for processing by, the Office of Zoning Administration and Development Management (ZADM), Development Control Section on March 17, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties; i.e., zoning commissioner, attorney, petitioner, etc. are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

A handwritten signature in dark ink, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)



W. Carl Richards, Jr.

JWaks

Baltimore County Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 03/22/95

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF MAR. 27, 1995

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 314, 315, 316, 317,
318, 319 AND 220. 5

RECEIVED

MAR 24 1995

ZADM

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File





**Maryland Department of Transportation
State Highway Administration**

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

3-24-95

Ms. Joyce Watson
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
Item No.: * 320 (JJS)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small

for Ronald Burns, Chief
Engineering Access Permits
Division

BS/

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND
I N T E R O F F I C E C O R R E S P O N D E N C E

TO: *pub* Arnold Jablon, Director DATE: April 3, 1995
Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E., Chief
Developers Engineering Section

RE: Zoning Advisory Committee Meeting
for April 3, 1995
Items 314, 315, 316, 317, 318, 319, and (320).

The Developers Engineering Section has reviewed
the subject zoning item and we have no comments.

RWB:sw

4/15/95 1615-94
Joyce.

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: Mr. Arnold Jablon, Director April 12, 1995
Zoning Administration and
Development Management

FROM: J. Lawrence Pilson *JLP*
Development Coordinator, DEPRM

SUBJECT: Zoning Item #320 - Sturm Property
2117 Highland Ridge Drive
Zoning Advisory Committee Meeting of March 27, 1995

The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item.

Agricultural Preservation Program

Advisory comment: The RC-4 zone provides for protection of water quality to reservoirs. Regulations since 1977 provide for limitation on the amount of impervious surfaces and retention of natural vegetation. This plan indicates the removal of understory vegetation. This vegetation is important in maintaining the forest system and can contribute to the protection of water quality. Advise the landowner not to clear, grade, leave bare soil, or replace the understory with grass cover but leave the natural cover, i.e., leaf cover and mulch, etc.

JLP:WL:sp

STURM/DEPRM/TXTSBP

RECEIVED
APR 14 1995
ZADM

MICROFILMED

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

April 18, 1995

*95-320^A
late comment
Closing 4-10-95*

Mr. and Mrs. William Sturm
2117 Highland Ridge Drive
Phoenix, Maryland 21131

RE: Case No. 95-320-A
Petitioner: William Sturm

Dear Mr. Sturm:

Enclosed are copies of comments received from DEPRM on April 12, 1995 for the above-referenced case.

If there are any questions, please do not hesitate to call me at 887-3391.

Sincerely,

Joyce Watson
Joyce Watson

/jw

Enclosure



**PETITION PROBLEMS
AGENDA OF MARCH 27, 1995**

#320 ---JJS

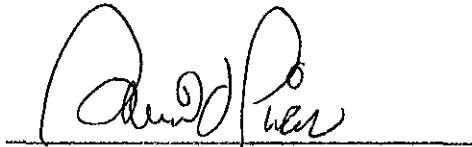
1. No zoning indicated on top of petition form.
2. Notary section is incomplete.

320

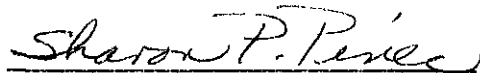
February 23, 1995

TO WHOM IT MAY CONCERN:

Please be advised we have no objections to the addition our neighbors, Bill and June Sturm, intend to build. We understand there will be an encroachment onto their side yard setback.



DAVID J. PIVEC



SHARON P. PIVEC

2119 Highland Ridge Drive
Phoenix, Maryland 21131
(410) 771-1238

Lot # 58

tax # 170000 9225

320

To Whom It May Concern:

We have no objection to the proposed addition to their home by our neighbors, June and Bill Stumm, 2117 Highland Ridge Drive. We understand that they are seeking a zoning variance from Baltimore County for this construction.

Julie Ruedoegh
Frank Ruedoegh

527-0427

2115 Highland Ridge Drive
Phoenix, Maryland 21131

February 24, 1995

Lot # 60

tax # 1700007011

320

THE HIGHLANDS OF HUNT VALLEY HOMEOWNERS ASSOCIATION

March 5, 1995

June and Bill Sturm
2117 Highland Ridge Drive
Phoenix, Md. 21131

Dear June and Bill,

The Development Review Committee has reviewed your plans for an addition to the side of your home and have indicated that:

1. The proposed addition complies with the restrictive covenants.

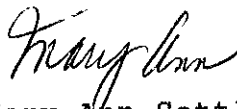
2. The owners inform all immediate neighbors since the addition will be rather easily seen.

3. The owners seek the necessary variances from Baltimore County concerning the setback requirements.

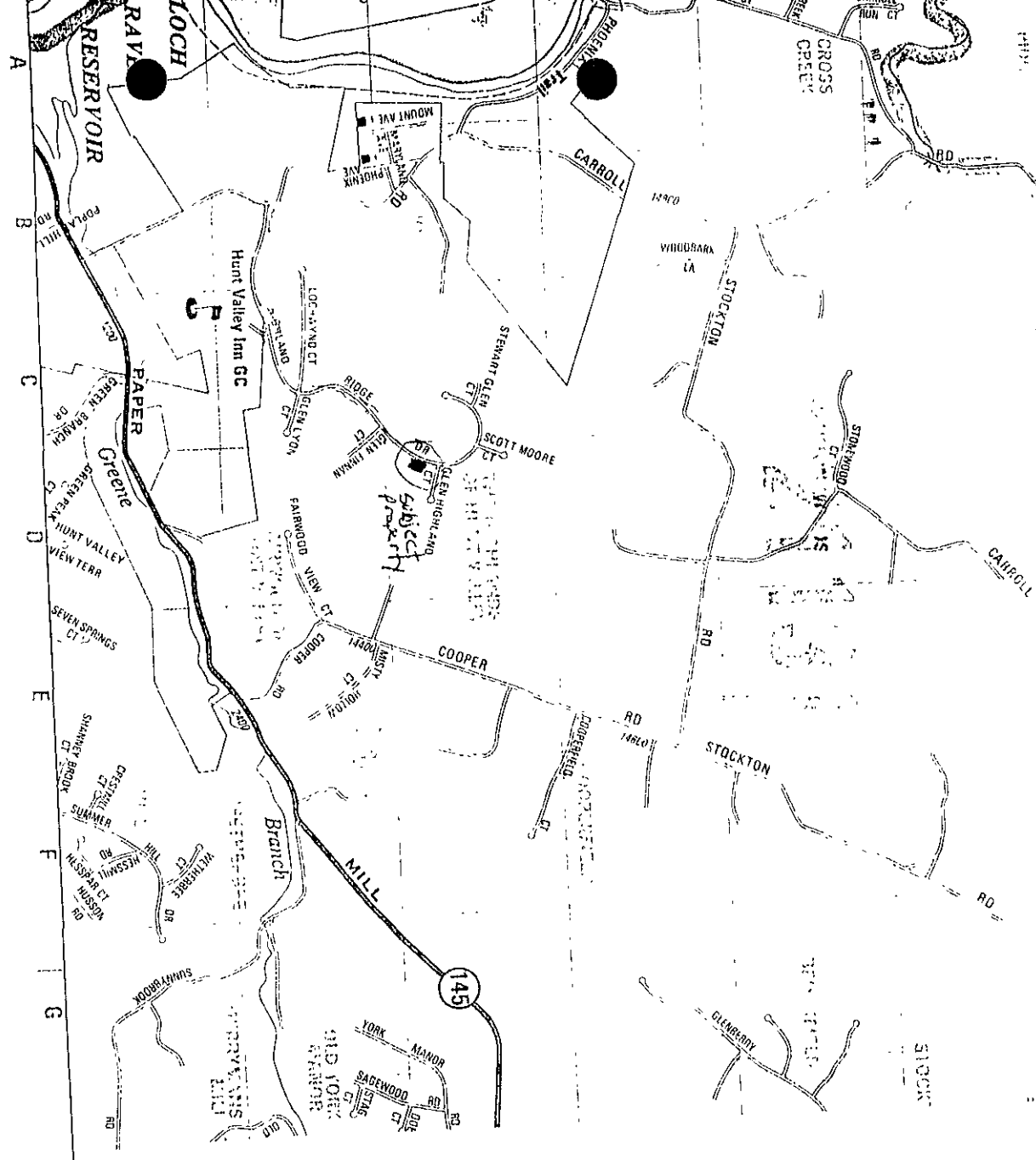
This approval of the Committee assumes that the owners be sure that the proposed addition not be "in any violation of any law, rule, or regulation of Baltimore County or State of Maryland zoning, building or health agencies".

I want to wish you good luck in this project!

Sincerely,



Mary Ann Sattler



Location Information

Councilman district: 3

Election district: 10

Zoning **RC-4 (old RDP)**

Lot size: 1001 acres

Well
septic

Chesapeake Bay Critical Area: No

Prior zoning hearings: None

#320

Date: February 24, 1995

Prepared by: JSS

Scale of drawing: 1" = 20'

NE 20-A

E-3,000

R.C. 4

#320

HIGHLAND

RIDGE

RD.

GLEN

LYON

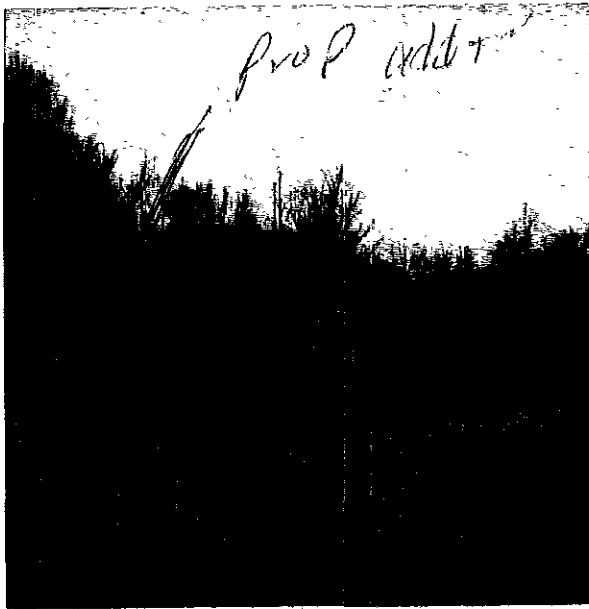
CT.

THE
HIGHLANDS
OF
HUNT VALLEY

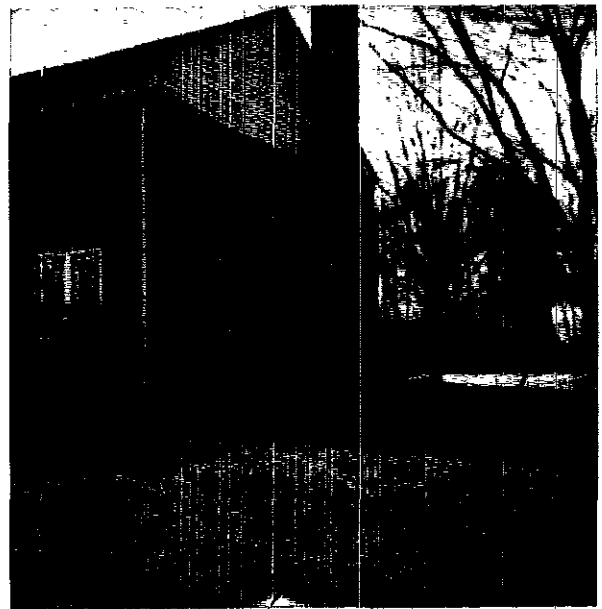
95-320-A

R.C. 4

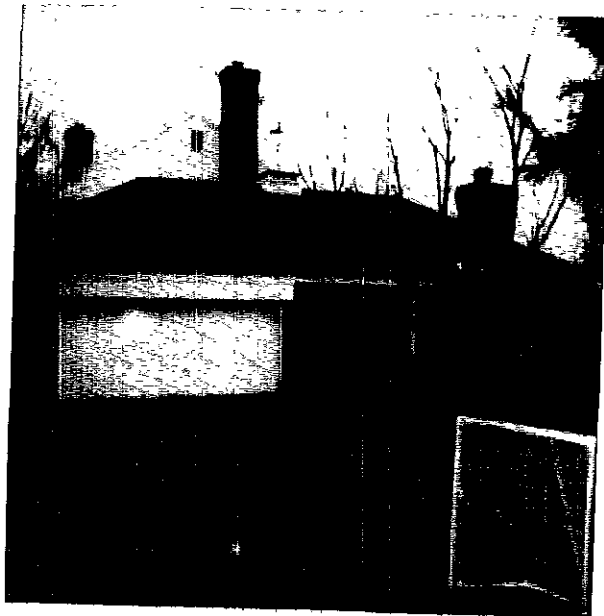
with



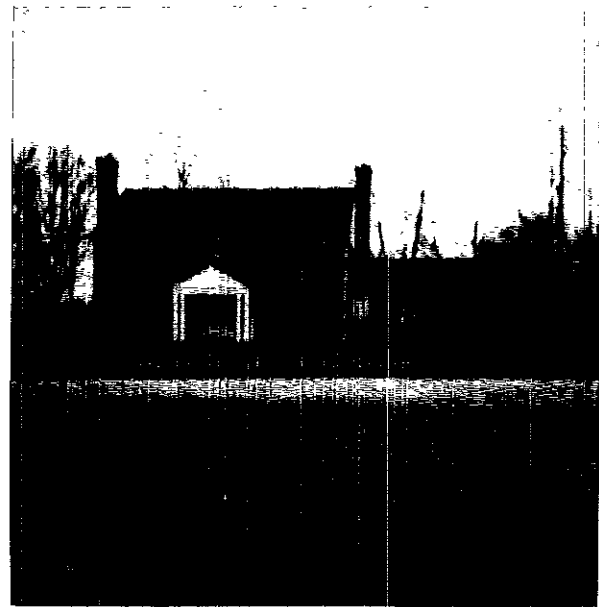
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prop
ADDN. 320



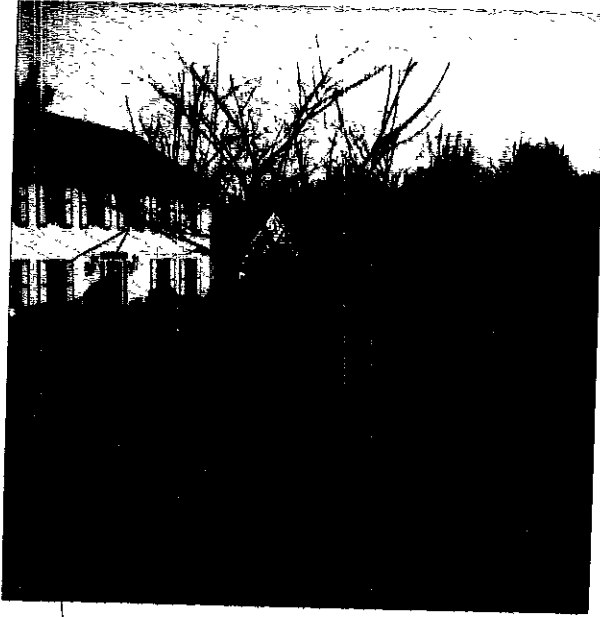
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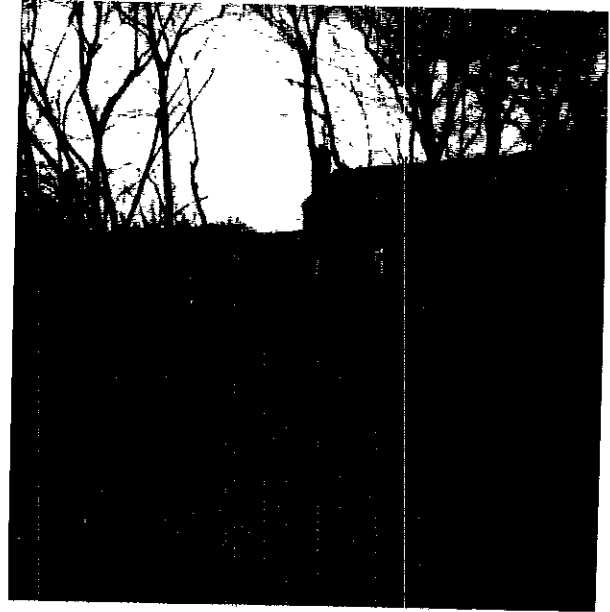
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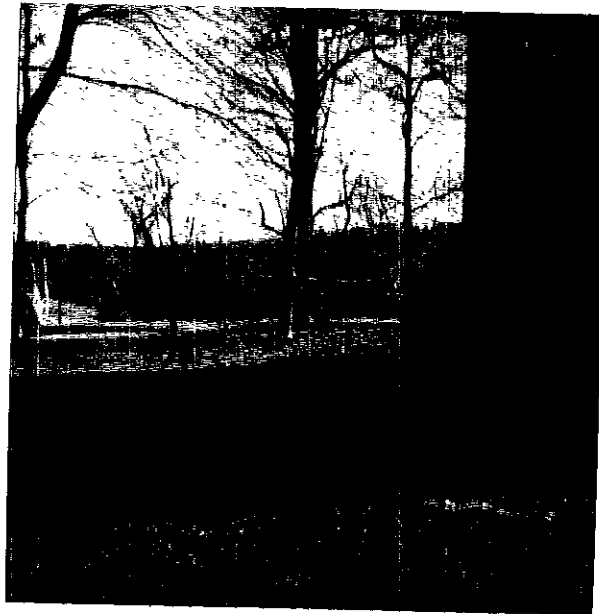
95-320-A



HOUSE NO
2119 320



320



320



PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W. V. 25401

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE	LOCATION	SHEET
1" = 200' ±	SOUTHEAST OF PHOENIX	N.E. 20-A
DATE OF PHOTOGRAPHY JANUARY 1985	MICROFILMED	

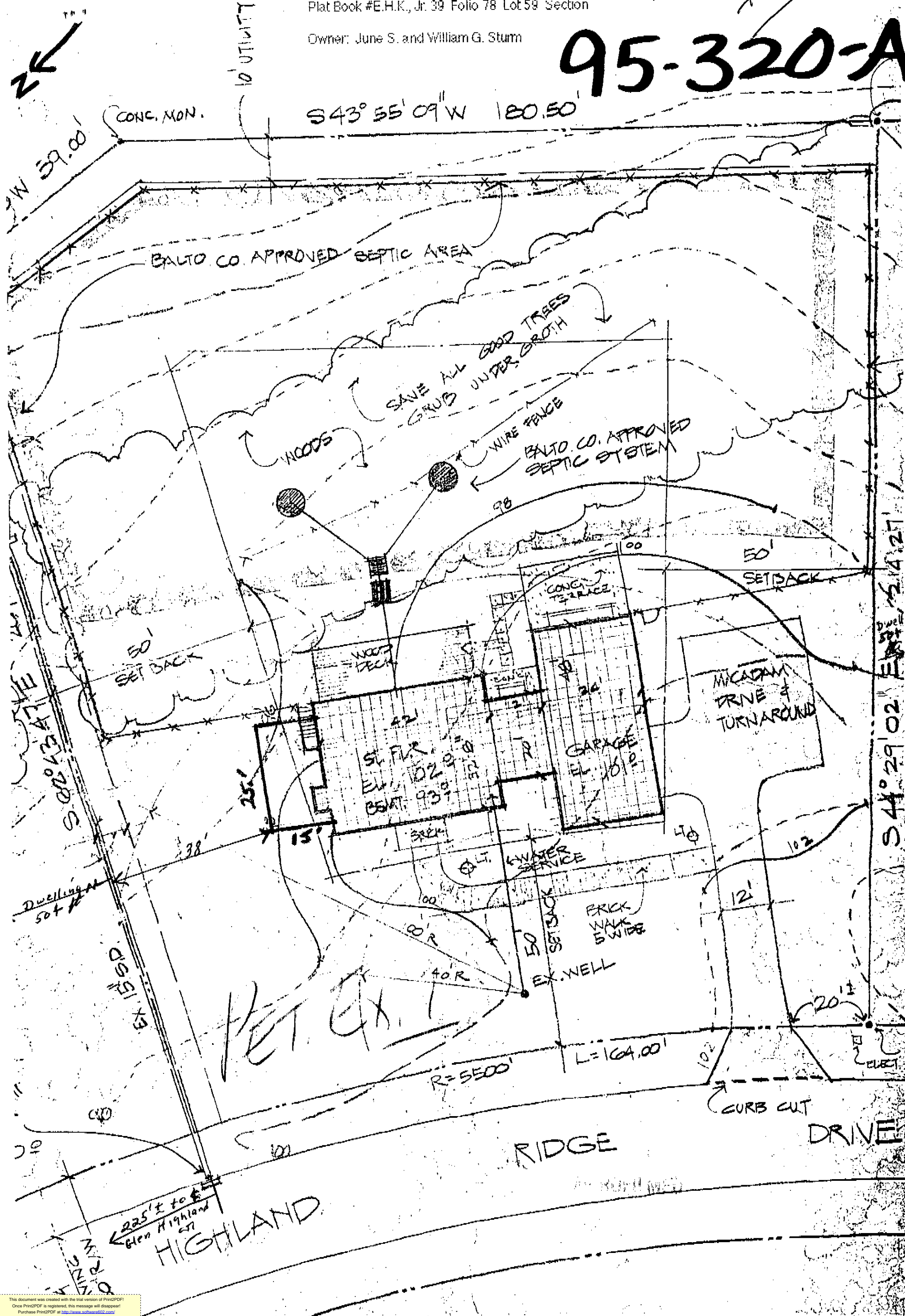
3-20

Plat to accompany Petition for Zoning Variance

Property address: 2117 Highland Ridge Drive
Subdivision name: The Highlands of Hunt Valley
Plat Book #E.H.K., Jr. 39 Folio 78 Lot 59 Section

Owner: June S. and William G. Sturm

320
95-320-A



IN RE: PETITION FOR ADMIN. VARIANCE
E/S Highland Ridge Drive, 225' S of
the c/l of Glen Highland Court
(2117 Highland Ridge Drive)
10th Election District
3rd Councilmanic District
William G. Sturm, et ux
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 95-320-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

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the requested variances would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, pictures, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

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THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 11th day of April, 1995 that the Petition for Administrative Variance seeking relief from Section 1A03.4.B.4 (Section 1A00.3.B.3 of the old regulations) to permit a side yard setback of 38 feet in lieu of the minimum required 50 feet for a proposed addition on the north side of the existing dwelling, and to amend the latest Development Plan of The Highlands of Hunt Valley, Plat 3, Lot 59 to allow the projection of the proposed addition outside of the building envelope, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restriction:

1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.

Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

April 11, 1995

Mr. & Mrs. William G. Sturm
2117 Highland Ridge Drive
Phoenix, Maryland 21131

RE: PETITION FOR ADMINISTRATIVE VARIANCE
E/S Highland Ridge Drive, 225' S of the c/l of Glen Highland Court
(2117 Highland Ridge Drive)
10th Election District - 3rd Councilmanic District
William G. Sturm, et ux - Petitioners
Case No. 95-320-A

Dear Mr. & Mrs. Sturm:

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In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration Office at 887-3391.

Very truly yours,

Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: People's Counsel

File



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 2117 Highland Ridge Drive
which is presently zoned 95-320-A

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1A03.4.B.4 (1A00.3.B.3, Old Regs) To allow a side yard setback of 38 ft. (for a proposed addition) in lieu of the minimum required 50 ft. and to amend the latest Development Plan of The Highlands of Hunt Valley, Plat 3, Lot #59 to allow this projection outside of the bldg. envelope.

An additional bedroom/den is needed for our family. As evident in the photographs, this is the only location for such an addition which would still preserve the aesthetic beauty of our home in keeping with the community standards.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc. upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Correct Petitioner/Owner
Type of Petitioner/Owner
Signature
Address
City
State
Zip Code
Attorney for Petitioner
Type of Petitioner/Owner
Signature
Address
City
State
Zip Code
Attorney
Type of Petitioner/Owner
Signature
Address
City
State
Zip Code
Attorney

Legal Owner(s)
Type of Petitioner/Owner
Signature
Address
City
State
Zip Code
Attorney

W 501-2227
2117 Highland Ridge Dr. H 527-0499
Phoenix, Maryland 21131

A Public Hearing having been requested and/or held to be required, it is ordered by the Zoning Commissioner of Baltimore County, that the subject matter of this petition be set for a public hearing, to be held on the date and at the place indicated on the attached notice of public hearing, and that the subject matter of this petition be set for a public hearing, to be held on the date and at the place indicated on the attached notice of public hearing, and that the subject matter of this petition be set for a public hearing, to be held on the date and at the place indicated on the attached notice of public hearing.

REVIEWED BY *PA* DATE 3-17-95
ESTIMATED POSTING DATE 3-26-95

Printed with Soybean Ink on Recycled Paper

ITEM # 320

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:
That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/are presently reside at 2117 Highland Ridge Drive
Phoenix Maryland 21131
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate variance or practice difficulty)
see other side

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reporting and advertising fee and may be required to provide additional information.

William G. Sturm
Signature
Type of Petitioner/Owner
June S. Sturm
Signature
Type of Petitioner/Owner

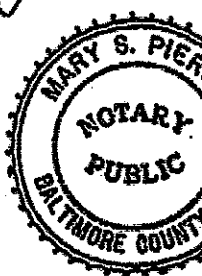
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 6 day of March, 1995, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her knowledge and belief.

AS WITNESS my hand and Notarial Seal
March 6, 1995
Notary Public

My Commission Expires May 1998

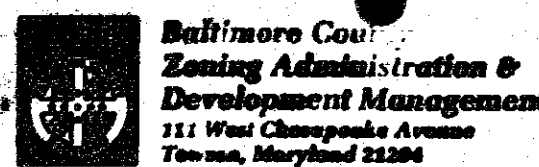


320
95-320-A

Zoning description for 2117 Highland Ridge Drive beginning at a point on the east side of Highland Ridge Drive which is 50 feet wide at the distance of 225 feet south of the centerline of the nearest improved intersecting street Glen Highland Court which is 50 feet wide. Being lot #59, Block Section in the subdivision of The Highlands of Hunt Valley as recorded in Baltimore County Plat Book #39 Folio #78 containing 1.001 acres. Also known as 2117 Highland Ridge Drive and located in the 10 Election District, 3 Councilmanic District.

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 10th Date of Posting 3/17/95
Posted for: Variance
Petitioner: William G. Sturm
Location of property: 2117 Highland Ridge Drive, E/S
Location of Sign: 2117 Highland Ridge Drive, E/S
Remarks:
Posted by: William G. Sturm Date of return: 3/21/95
Number of Signs: 1



DATE 3-17-95
OWNER: JUNE S. & WM. STURM
SITE: 2117 Highland Ridge Dr.

#910 Residential (R200) Variance filing fee - \$50
#880 sign + posting - 35

Amendment to Development Plan (The Highlands of Hunt Valley)

RECEIVED
95-320-A
Taken in by: PA

111 West Chesapeake Avenue
Towson, MD 21204 (410) 887-3353

March 23, 1995

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 95-320-A (Item 320)
2117 Highland Ridge Drive
E/S Highland Ridge Drive, 225' S of c/l Glen Highland Court
10th Election District - 3rd Councilmanic
Legal Owner(s): William G. Sturm and June S. Sturm

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refrain regarding the administrative process.

1) Your property will be posted on or before March 26, 1995. The closing date (April 10, 1995) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.

2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reported and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reporting and newspaper advertising are payable by the petitioner(s).

3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

Carl J. Jahn

Ronald Johnson
Director

cc: William and June Sturm

Printed with Soybean Ink on Recycled Paper

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

April 3, 1995

Mr. and Mrs. William G. Sturm
2117 Highland Ridge Drive
Phoenix, Maryland 21131

RE: Item No.: 320
Case No.: 95-320-A
Petitioner: William Sturm, et ux

Dear Mr. and Mrs. Sturm:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approving agencies, has reviewed the plans submitted with the above referenced petition. Said petition was accepted for processing by, the Office of Zoning Administration and Development Management (ZADM), Development Control Section on March 17, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e., zoning commissioner, attorney, petitioner, etc. are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,
W. Carl Richards, Jr.
W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)



Baltimore County Government
Fire Department



700 East Joppa Road, Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 03/22/95

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owners: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF MAR. 27, 1995

Item No.: SEE BELOW Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

B. The Fire Marshal's Office has no comments at this time.
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 314, 315, 316, 317, 318, 319 AND 320.

RECEIVED
MAR 24 1995
ZADM

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 687-4881, MS-1100F

cc: File



Maryland Department of Transportation
State Highway Administration

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

3-24-95

Ms. Joyce Watson
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
Item No.: 320 (JJS)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small
for Ronald Burns, Chief
Engineering Access Permits
Division

BS/

My telephone number is _____
Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free
Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: April 3, 1995
Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E., Chief
Developers Engineering Section

RE: Zoning Advisory Committee Meeting
for April 3, 1995
Items 314, 315, 316, 317, 318, 319, and 320

The Developers Engineering Section has reviewed the subject zoning item and we have no comments.

RWB:sw

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: Mr. Arnold Jablon, Director April 12, 1995
Zoning Administration and
Development Management

FROM: J. Lawrence Pilson
Development Coordinator, DEPRM

SUBJECT: Zoning Item #320 - Sturm Property
2117 Highland Ridge Drive
Zoning Advisory Committee Meeting of March 27, 1995

The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item.

Agricultural Preservation Program

Advisory comment: The RC-4 zone provides for protection of water quality to reservoirs. Regulations since 1977 provide for limitation on the amount of impervious surfaces and retention of natural vegetation. This plan indicates the removal of understory vegetation. This vegetation is important in maintaining the forest system and can contribute to the protection of water quality. Advise the landowner not to clear, grade, leave bare soil, or replace the understory with grass cover but leave the natural cover, i.e., leaf cover and mulch, etc.

RECEIVED
APR 14 1995
ZADM

JLP:WL:sp

STURM/DEPRM/TXTSBP

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

April 18, 1995

Mr. and Mrs. William Sturm
2117 Highland Ridge Drive
Phoenix, Maryland 21131

RE: Case No. 95-320-A
Petitioner: William Sturm

Dear Mr. Sturm:

Enclosed are copies of comments received from DEPRM on April 12, 1995 for the above-referenced case.

If there are any questions, please do not hesitate to call me at 887-3391.

Sincerely,

Joyce Watson
Joyce Watson

/jw

Enclosure



PETITION PROBLEMS
AGENDA OF MARCH 27, 1995

#320 - JJS

1. No zoning indicated on top of petition form.
2. Notary section is incomplete.

February 23, 1995

TO WHOM IT MAY CONCERN:

Please be advised we have no objections to the addition our neighbors, Bill and June Sturm, intend to build. We understand there will be an encroachment onto their side yard setback.

David J. Pivec
DAVID J. PIVEC
Sharon P. Pivec
SHARON P. PIVEC
2119 Highland Ridge Drive
Phoenix, Maryland 21131
(410) 771-1238

Lot # 58
tax # 170000 2225

CURVE DATA						
NO.	BEARING	CHORD	RADIUS	DELTA	ARC	TANGENT
23	N 22°24'55"W	881.44'	486.32'	141°42'37"	1153.85'	1343.83'
25	N 22°24'55"W	973.03'	515.00'	141°42'37"	1273.76'	1483.48'
26	S 46°00'44"W	163.84'	125.58'	81°26'05"	178.49'	108.08'
28	S 44°50'47"W	207.21'	155.19'	83°45'57"	226.88'	139.16'
29	S 21°05'12"W	176.89'	325.00'	31°35'02"	179.15'	91.92'
31	S 19°55'16"W	160.42'	275.00'	33°54'55"	162.78'	83.85'
32	S 57°35'01"W	35.36'	50.00'	41°24'35"	36.14'	18.90'
33	S 16°10'27"W	35.36'	50.00'	41°24'35"	36.14'	18.90'
35	N 46°39'00"E	50.00'	50.00'	59°59'59"	52.36'	28.87'
36	N 80°31'04"E	35.36'	50.00'	41°24'35"	36.14'	18.90'
37	S 58°04'22"E	35.36'	50.00'	41°24'35"	36.14'	18.90'
38	N 68°11'45"W	167.84'	329.43'	29°36'31"	169.72'	86.80'
39	N 68°11'45"W	142.29'	278.43'	29°36'31"	143.88'	73.59'

BOUNDARY COORDINATES (ASSUMED)		
NO.	NORTH	EAST
124	5062.845	6084.654
125	5009.975	6234.795
504	5040.000	6360.000
507	5098.544	6367.318
508	5040.000	6425.000
509	5135.000	6568.000
771	5197.775	6691.835
770	5313.299	6630.117
578	5307.873	6657.465
335	5000.805	6793.789
336	4833.720	6811.154
574	4641.035	6745.348
575	4630.000	6820.000
577	5680.000	7310.000
578	5180.000	7320.000
579	5340.000	7210.000
580	5023.025	6366.201
581	5835.929	6270.778
582	5774.369	6104.363
768	5793.290	6089.088
769	5860.525	6268.002
585	6020.000	6250.000
586	6580.000	6495.000
587	6438.287	6476.571
588	6454.141	6145.377
589	6700.000	5710.000
590	6526.690	5612.109
591	6155.654	5845.364
592	5938.189	5808.916
130	5944.435	5694.407
336	6117.104	5616.845
594	6379.984	5609.935
70	6356.775	5172.666
71	5756.471	5209.595
72	5718.543	4926.355
33	5187.476	4965.520
595	5034.206	4994.027
596	5180.388	5359.663
594	5475.463	5575.100
338	6016.232	5650.305
598	5664.640	5706.010
599	5824.244	5607.888
765	5855.018	5716.884
766	5668.577	5720.824
330	5664.548	5873.658
337	4931.871	7020.324
604	5394.977	5974.979
607	5181.791	5775.406
604	4844.581	5360.766
659	4644.341	5538.258

THIS PLAT SUPERSEDES PLAT E.H.K. JR. 38 FOLIO 112 INASMUCH AS LOTS 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

NOTE: FOR PANHANDLE LOTS, REFUSE COLLECTION, SNOW REMOVAL, AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE PANHANDLE AND THE STREET RIGHT-OF-WAY LINE ONLY AND NOT ONTO THE PANHANDLE LOT DRIVEWAY.

OWNER CERTIFICATE: THE REQUIREMENTS OF SECTION 72-B, ARTICLE 17 OF THE ANNOTATED CODE OF MARYLAND (PLACED 1947 SUPPLEMENT) AS FAR AS THEY RELATE TO THE PREPARATION OF THIS PLAT, HAVE BEEN COMPLIED WITH.

APPROVED BY BALTIMORE COUNTY HEALTH DEPARTMENT: [Signature] DATE: 1-75

APPROVED BY BALTIMORE COUNTY PLANNING BOARD: [Signature] DATE: 1-75

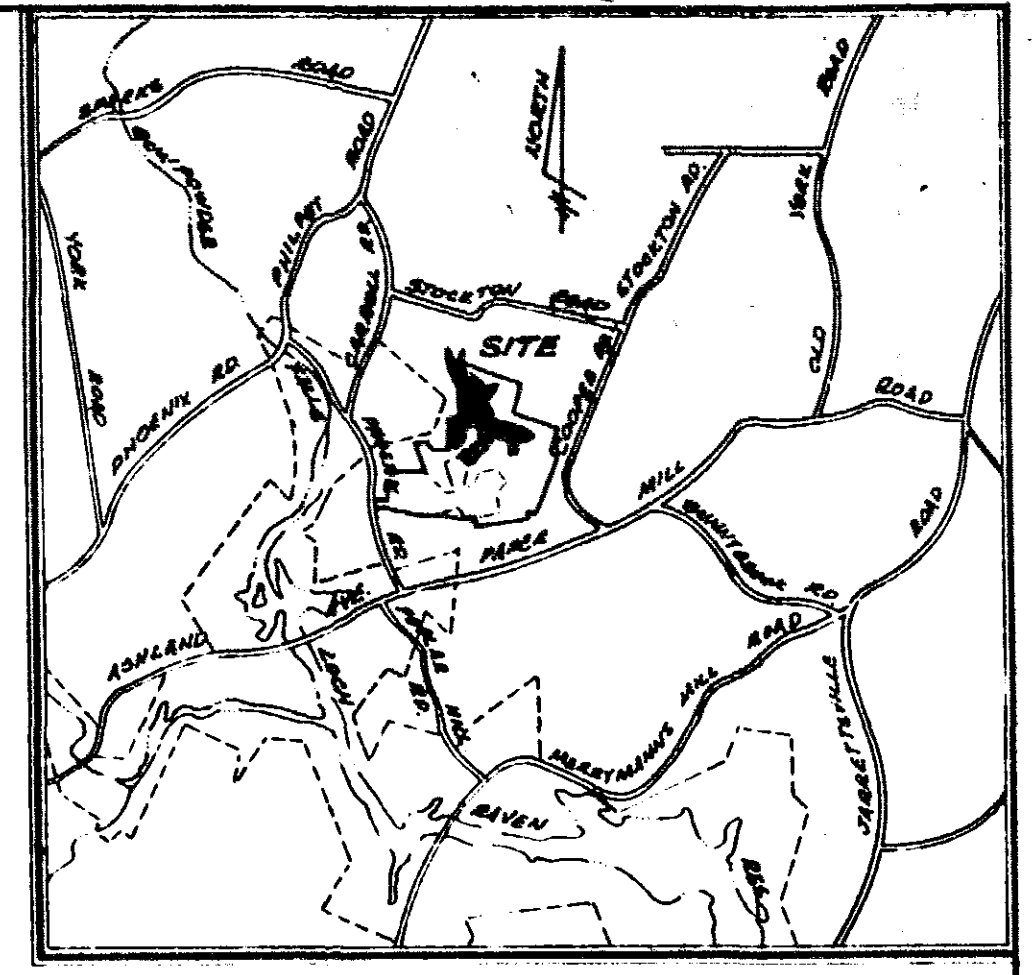
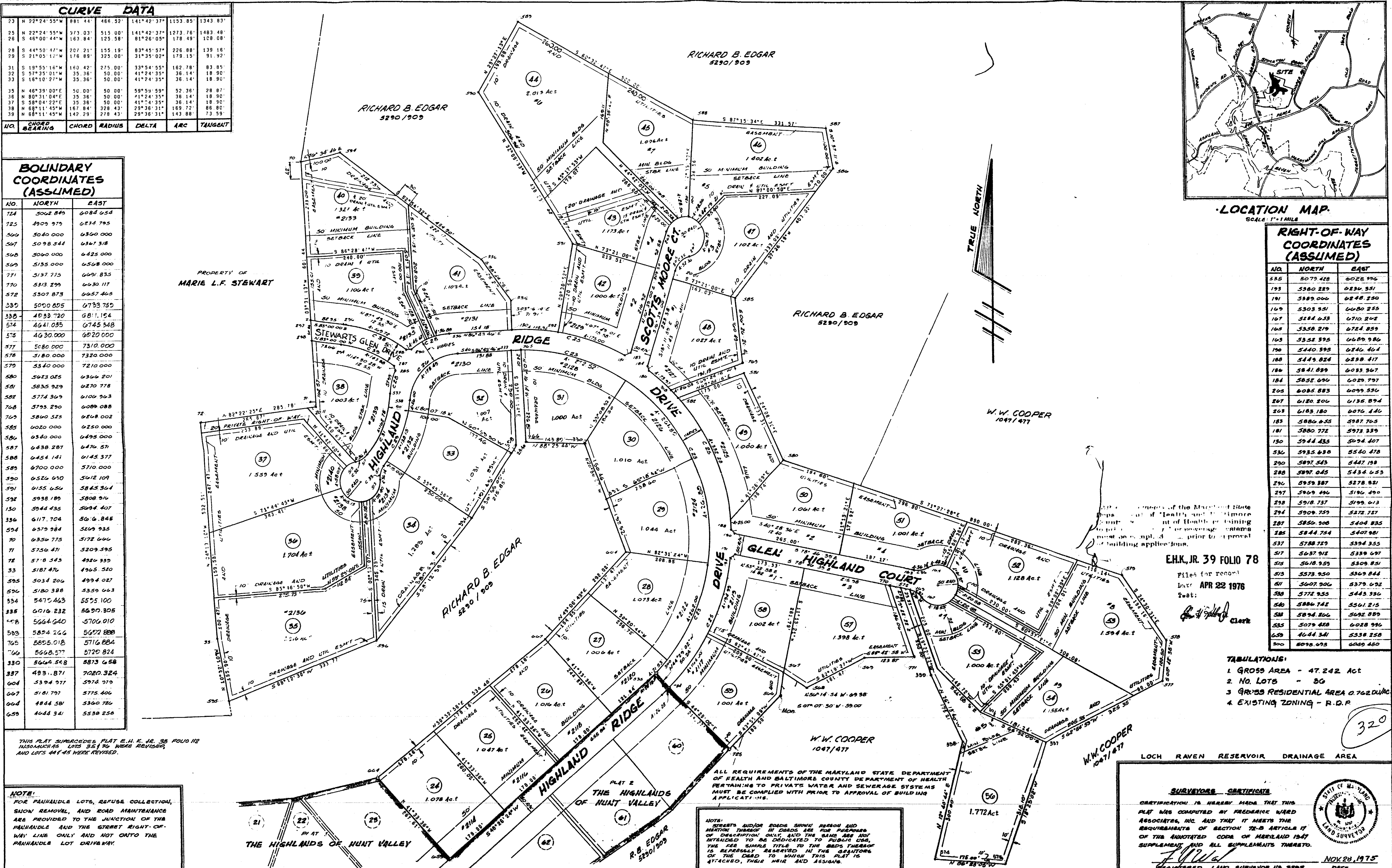
APPROVED AS TO ALIGNMENT AND LOCATION OF STREETS: [Signature] DATE: 1-75

Scale: 1"=100' Date: 15-APR-75 Drawn By: F.W.A. Designed By: M.P.L. Job No.: 7692 Sheet 3 of 3

FREDERICK WARD ASSOCIATES, INC. BEL AIR, MARYLAND

ENGINEERS PLANNERS LANDSCAPE ARCHITECTS

AMENDED PLAT 3 THE HIGHLANDS OF HUNT VALLEY A DEVELOPMENT BY HUNT VALLEY ASSOCIATES 600 BOULEVARD AVENUE TOWSON, MD. 10TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND



RIGHT-OF-WAY COORDINATES (ASSUMED)		
NO.	NORTH	EAST
585	5075.428	6028.996
193	5980.229	6236.951
191	5989.006	6248.250
169	5903.951	6080.255
167	5844.633	6710.262
165	5358.219	6724.859
163	5352.395	6689.986
150	5440.395	6246.464
188	5445.824	6238.417
186	5841.899	6033.967
184	5852.696	6029.797
205	6085.883	6099.536
267	6180.206	6135.894
263	6183.180	6076.446
183	5886.655	5987.765
181	5880.772	5973.339
150	5944.435	5694.407
536	5935.638	5540.478
290	5897.543	5447.158
288	5897.645	5434.653
296	5939.387	5278.821
297	5969.496	5196.490
258	5918.737	5199.613
294	5909.759	5272.727
287	5856.908	5404.835
285	5844.754	5407.981
537	5788.723	5394.355
517	5637.912	5389.697
515	5618.935	5309.851
513	5573.950	5369.844
511	5607.906	5379.692
508	5772.935	5443.336
506	5886.742	5561.215
504	5874.866	5692.889
555	5079.428	6028.996
659	4644.341	5538.258
300	6098.693	6049.450

TABULATIONS: 1. GROSS AREA - 47.242 AC 2. NO. LOTS - 50 3. GROSS RESIDENTIAL AREA 0.762 DUA 4. EXISTING ZONING - R.D.P.

E.H.K. JR. 39 FOLIO 78

Filed for record APR 22 1976

Test: [Signature]

SURVEYORS CERTIFICATE: CERTIFICATION IS HEREBY MADE THAT THIS PLAT WAS COMPUTED BY FREDERICK WARD ASSOCIATES, INC. AND THAT IT MEETS THE REQUIREMENTS OF SECTION 72-B ARTICLE 17 OF THE ANNOTATED CODE OF MARYLAND 1947 SUPPLEMENT AND ALL SUPPLEMENTS THERETO.





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BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W.V. 25401

SCALE	LOCATION	SHEET
1" = 200' ±	SOUTHEAST OF PHOENIX	N.E.
DATE OF PHOTOGRAPHY JANUARY 1986		20-A